

**PLANNING COMMISSION  
AGENDA  
October 12, 2011**

**Call to Order**

**A. Approval of Agenda**

**B. Minutes of the September 14, 2011 meeting**

**C. New Business**

- (1) CASE NO. U-2172-11-1. Request by Upaway LLC for approval of a use permit for the purpose of outside display and storage of equipment in connection with the operation of Kubota of Culpeper, a retail and service business. The property is located off Route 686 in the Cedar Mountain Magisterial District and contains 2.5 acres. Tax Map/Parcel No. 50/35E, 35E1.
- (2) AMENDMENTS TO THE CULPEPER COUNTY ZONING ORDINANCE, APPENDIX A OF THE CULPEPER COUNTY CODE, AND TO THE CULPEPER COUNTY SUBDIVISION ORDINANCE, APPENDIX B OF THE CULPEPER COUNTY CODE. The Planning Commission will consider a series of amendments as summarized below:

Article 2 – Definitions & Measurements - Article 2 is proposed to be replaced in its entirety. The new Article incorporates all definitions previously found in the Subdivision and Zoning Ordinances, and many new definitions which had not been previously included. The new Article also includes some clarifications regarding certain measurements such as height.

Article 2A – Allocation of Single Family Dwelling Rights in the A-1 and RA Zoning Districts – Article 2A is proposed as a new article which establishes a method of calculating dwelling unit rights for cluster divisions proposed in A-1 and RA Districts only. The method of calculation is to utilize the existing “Minor Division” system to determine the lot yield which could be realized over an eleven year period. That number of lots could then be created in a cluster division all at one time. This article is only applicable to cluster divisions in the A-1 and RA Zoning Districts.

Article 3 – A-1 Agricultural District – Article 3 is proposed to amend the A-1 Zoning District primarily to allow cluster subdivisions as one new option for subdividing. The current Minor Division method of subdividing is also maintained as currently permitted as another option for subdividing in the A-1 District. Uses are expanded and setbacks are reduced as well.

Article 4 – RA Rural Area District – Article 4 is proposed to amend the RA Zoning District primarily to allow cluster subdivisions as one new option for subdividing. The current Minor Division method of subdividing is also maintained as currently permitted as another option for subdividing in the RA District. Uses are expanded and setbacks are reduced as well.

Subdivision Ordinance – The Subdivision Ordinance is proposed to be updated to make minor corrections throughout, and to add language to accommodate cluster subdivision in the A-1 and RA Zoning Districts. Street standards for cluster subdivisions are also established. There will be no impact upon Minor Divisions as currently allowed. All of the amendments above are intended to add a cluster subdividing option to the A-1 and RA Zoning Districts. The current practices for subdividing in those districts will be retained and there will be no change or reduction in subdividing rights. Rather, a new option will be added which is intended to allow subdivision on smaller lots, with preservation of more open space, and without the time constraints imposed by Minor Divisions.

**D. Work Session**